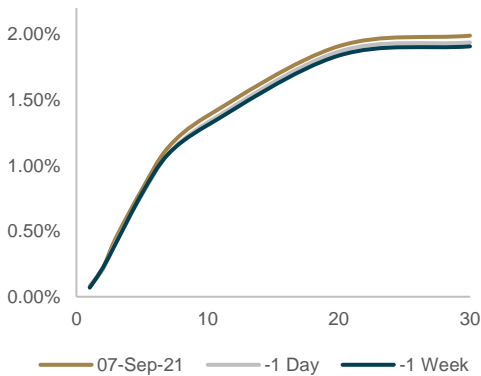


Exhibit 1. U.S. Treasury Yield



Source : U.S Treasury Department

Exhibit 2. Global Gov't Bond Yield

Country	07-Sep-21	-1 Day	-1 Week
U.S	1.37%	1.32%	1.31%
U.K	0.73%	0.69%	0.71%
Germany	-0.33%	-0.37%	-0.38%
Australia	1.26%	1.26%	1.16%
Japan	0.04%	0.05%	0.03%
China	2.86%	2.83%	2.85%
Malaysia	3.22%	3.20%	3.21%
Thailand	1.63%	1.62%	1.59%

Source : Bloomberg

Exhibit 3. Market Indicators

Indicators	Unit	Value
U.S. Treasury	%	1.37
Indo 5-Year CDS	bps	66.39
USD/IDR	points	14,213
BI 7DRR	%	3.50

Source : Bloomberg as of September 7, 2021



Tirta Widi Gilang Citradi

Economist & Fixed Income Analyst

Global Market Update

- U.S. financial markets started this week with a correction after commemorating labor day on Monday (09/06/21).
- The 10 year U.S. treasury yield rose by 5 bps to 1.37%. While yields on the benchmark government bond increased 1-5 bps along the curve yesterday.
- Meanwhile the DM countries such as U.K, Germany and Japan benchmark government bond yields have risen on a weekly basis following an increase of 6 bps in the 10 year U.S. treasury yield.
- U.S stock market closed mixed. DJI & S&P 500 fell 0.76% and 0.34% respectively. Nasdaq Composite gained 0.07% during the same period.
- Despite lower than expected Non Farm Payroll (NFP) figures in August-21, the wage increase raised concerns about inflation.
- Average hourly earnings jumped +0.6% MoM/+4.3% YoY in August-21. Even the leisure and hospitality which saw zero net job growth last month recorded wages increase of +1.3% MoM/+10.3% YoY.

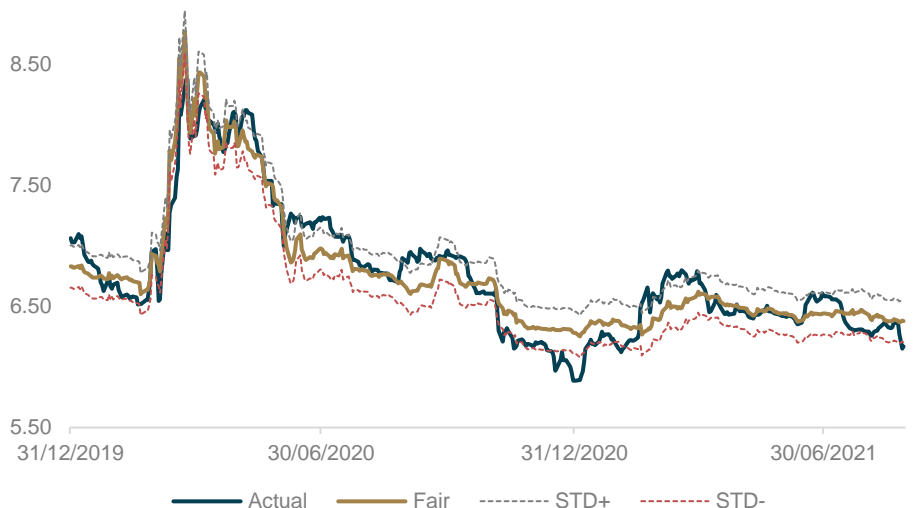
Domestic Market Update

- ICBI closed at 328.16 yesterday gaining 0.03% from the previous trading session mainly driven by both the government & corporate bonds.
- The 10 year Indo GB yield was flat at 6.011%. IDR continued its appreciation against USD to 14.213/USD. Meanwhile at the same time 5 year Indo CDS remained stable below 70 bps.
- Government successfully issued 6 series of sovereign sharia securities and raising IDR10tn funding from yesterday auction. The total incoming bids were at IDR56.6tn indicating a high demand for less risky fixed income asset.
- We believe the success story was driven by : 1) investors ample liquidity; 2) high demand for fixed income assets amid limited supply of less risky asset in 2H21 following government front loading strategy of debt issuance; and 3) government cuts on Bond Income Tax for domestic investor to 10% from previously 15%.
- Indonesia FX reserves position stood at an all time high of USD144bn primarily due to the distribution of IMF XDR equivalent to USD6.5bn in August-21.

Market Projection

- We expect the 10 year Indo GB yield to fall within range of 6.10%-6.20% following the global yields trend.
- Attractive Indo GB series to be traded : FR0086, FR0090, FR0071, FR0078, FR0082, FR0087, FR0088 and FR0083.

Exhibit 4. 10 Year Indo GB Fair Yield



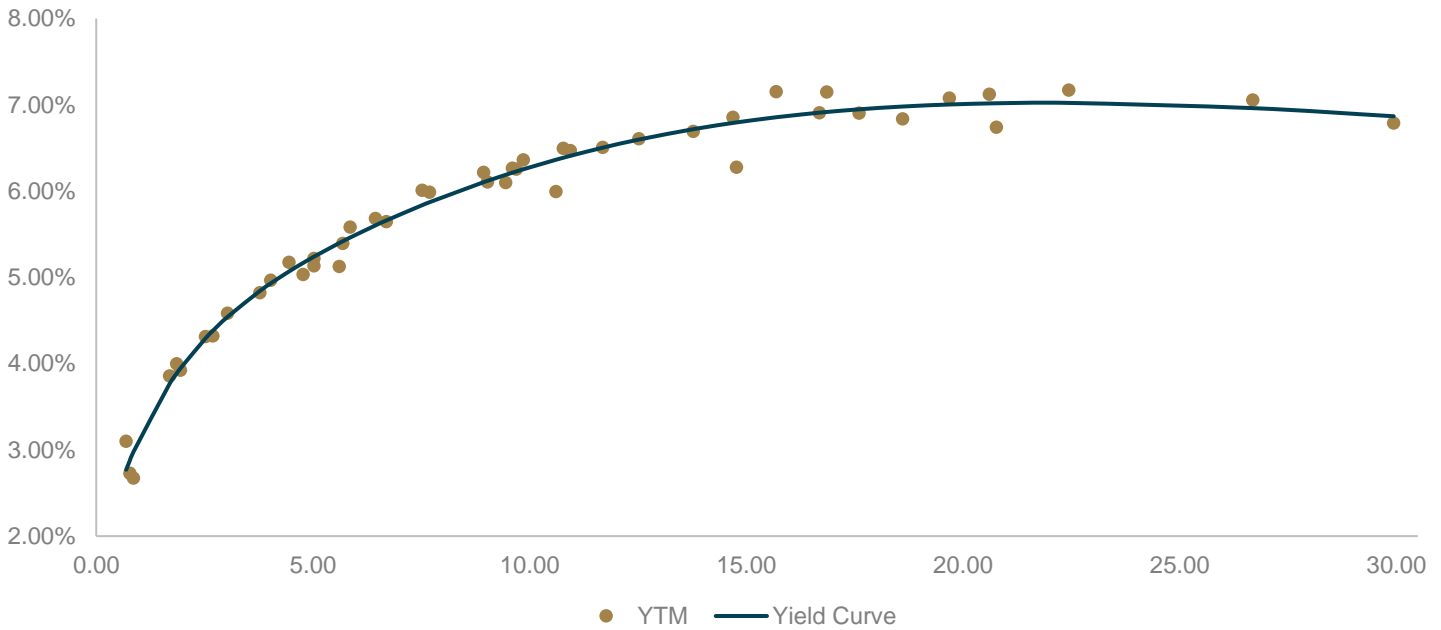
Source : Bloomberg, MNCS Calculation

Exhibit 5. Indo GB Series Valuation

Series	Maturity	TTM	Last Price	YTM	Fair Yield	Fair Price	Valuation
FR61	15-May-22	0.68	102.61	3.10%	2.77%	102.86	Discounted
FR35	15-Jun-22	0.77	107.64	2.73%	2.88%	107.57	Fair
FR43	15-Jul-22	0.85	106.30	2.67%	2.97%	106.08	Premium
FR63	15-May-23	1.68	102.85	3.86%	3.76%	103.01	Fair
FR46	15-Jul-23	1.85	109.70	4.00%	3.88%	109.94	Fair
FR39	15-Aug-23	1.94	114.43	3.92%	3.94%	114.42	Fair
FR70	15-Mar-24	2.52	109.59	4.31%	4.29%	109.66	Fair
FR77	15-May-24	2.69	109.54	4.32%	4.38%	109.39	Fair
FR44	15-Sep-24	3.02	115.10	4.58%	4.54%	115.25	Fair
FR81	15-Jun-25	3.77	105.71	4.82%	4.84%	105.65	Fair
FR40	15-Sep-25	4.02	121.73	4.97%	4.93%	121.90	Fair
FR84	15-Feb-26	4.44	108.13	5.17%	5.07%	108.57	Fair
FR86	15-Jun-26	4.77	101.90	5.03%	5.17%	101.38	Fair
FR37	15-Sep-26	5.02	129.60	5.22%	5.24%	129.51	Fair
FR56	15-Sep-26	5.02	114.19	5.13%	5.24%	113.68	Fair
FR90	15-Apr-27	5.60	99.99	5.13%	5.40%	98.69	Premium
FR59	15-May-27	5.69	107.77	5.39%	5.42%	107.64	Fair
FR42	15-Jul-27	5.85	123.00	5.58%	5.46%	123.71	Fair
FR47	15-Feb-28	6.44	123.00	5.68%	5.60%	123.49	Fair
FR64	15-May-28	6.69	102.63	5.64%	5.66%	102.56	Fair
FR71	15-Mar-29	7.52	117.88	6.01%	5.84%	119.03	Discounted
FR78	15-May-29	7.69	113.76	5.99%	5.87%	114.54	Fair
FR52	15-Aug-30	8.94	129.01	6.22%	6.10%	129.94	Fair
FR82	15-Sep-30	9.02	106.15	6.10%	6.12%	106.04	Fair
FR87	15-Feb-31	9.44	102.85	6.10%	6.19%	102.20	Fair
FR85	15-Apr-31	9.60	110.60	6.26%	6.21%	110.98	Fair
FR73	15-May-31	9.69	117.93	6.25%	6.23%	118.13	Fair
FR54	15-Jul-31	9.85	122.71	6.36%	6.25%	123.61	Fair
FR91	15-Apr-32	10.60	102.96	5.99%	6.36%	100.08	Premium
FR58	15-Jun-32	10.77	113.43	6.49%	6.39%	114.34	Fair
FR74	15-Aug-32	10.94	108.00	6.47%	6.41%	108.48	Fair
FR65	15-May-33	11.69	100.97	6.50%	6.50%	100.97	Fair
FR68	15-Mar-34	12.52	114.90	6.61%	6.60%	114.99	Fair
FR80	15-Jun-35	13.77	107.18	6.69%	6.72%	106.95	Fair
FR72	15-May-36	14.69	112.79	6.85%	6.79%	113.42	Fair
FR88	15-Jun-36	14.77	99.74	6.28%	6.80%	94.95	Premium
FR45	15-May-37	15.69	124.25	7.15%	6.86%	127.53	Discounted
FR75	15-May-38	16.69	105.83	6.90%	6.91%	105.78	Fair
FR50	15-Jul-38	16.85	132.50	7.15%	6.92%	135.31	Discounted
FR79	15-Apr-39	17.60	114.85	6.90%	6.95%	114.36	Fair
FR83	15-Apr-40	18.60	106.91	6.84%	6.98%	105.36	Fair
FR57	15-May-41	19.69	125.50	7.08%	7.00%	126.43	Fair
FR62	15-Apr-42	20.60	92.00	7.12%	7.02%	93.06	Fair
FR92	15-Jun-42	20.77	104.26	6.74%	7.02%	101.15	Premium
FR67	15-Feb-44	22.44	117.50	7.17%	7.02%	119.37	Fair
FR76	15-May-48	26.69	103.80	7.06%	6.96%	104.97	Fair
FR89	15-Aug-51	29.94	101.11	6.79%	6.87%	100.09	Fair

Source : Bloomberg, MNCS Calculation as of September 7, 2021

Exhibit 6. Indo GB Yield Curve



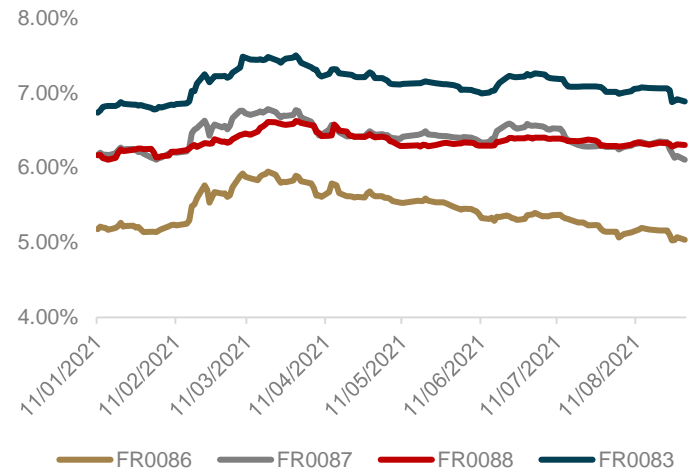
Source : Bloomberg, MNCS Calculation as of September 7, 2021

Exhibit 7. 10 Year U.S. Treasury & Indo GB Spread



Source : Bloomberg, MNCS Calculation

Exhibit 8. Indo GB Benchmark Series Yield



Source : Bloomberg

Exhibit 9. Indo GB Ownership by Type of Investors (%)

Bond Holder	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21
Bank	37.96	37.09	37.86	36.00	36.33	32.50	31.92	33.53
Central Bank (Nett)	9.52	10.98	10.65	12.77	11.99	15.93	16.08	14.69
Mutual Fund	4.18	4.04	3.92	3.81	3.06	3.16	3.18	3.22
Insurance & Pension Fund	14.04	14.01	14.08	14.14	14.44	14.24	14.59	14.45
Foreign	24.86	23.81	22.89	22.74	22.76	22.82	22.53	22.37
Individuals	3.51	4.11	4.56	4.49	4.61	4.49	4.64	4.52
Others	5.93	5.97	6.03	6.05	6.83	6.95	7.07	7.22

Source : DJPPR as of August 27, 2021

MNC Research Industry Ratings Guidance

OVERWEIGHT: Stock's total return is estimated to be above the average total return of our industry coverage universe over next 6-12 months

NEUTRAL: Stock's total return is estimated to be in line with the average total return of our industry coverage universe over next 6-12 months

UNDERWEIGHT: Stock's total return is estimated to be below the average total return of our industry coverage universe over next 6-12 months

MNC Research Investment Ratings Guidance

BUY : Share price may exceed 10% over the next 12 months

HOLD : Share price may fall within the range of +/- 10% of the next 12 months

SELL : Share price may fall by more than 10% over the next 12 months

Not Rated : Stock is not within regular research coverage

PT MNC SEKURITAS

MNC Financial Center Lt. 14 – 16

Jl. Kebon Sirih No. 21 - 27, Jakarta Pusat 10340

Telp : (021) 2980 3111

Fax : (021) 3983 6899

Call Center : 1500 899

Disclaimer

This research report has been issued by PT MNC Sekuritas, It may not be reproduced or further distributed or published, in whole or in part, for any purpose. PT MNC Sekuritas has based this document on information obtained from sources it believes to be reliable but which it has not independently verified; PT MNC Sekuritas makes no guarantee, representation or warranty and accepts no responsibility to liability as to its accuracy or completeness. Expression of opinion herein are those of the research department only and are subject to change without notice. This document is not and should not be construed as an offer or the solicitation of an offer to purchase or subscribe or sell any investment. PT MNC Sekuritas and its affiliates and/or their offices, director and employees may own or have positions in any investment mentioned herein or any investment related thereto and may from time to time add to or dispose of any such investment. PT MNC Sekuritas and its affiliates may act as market maker or have assumed an underwriting position in the securities of companies discusses herein (or investment related thereto) and may sell them to or buy them from customers on a principal basis and may also perform or seek to perform investment banking or underwriting services for or relating to those companies.